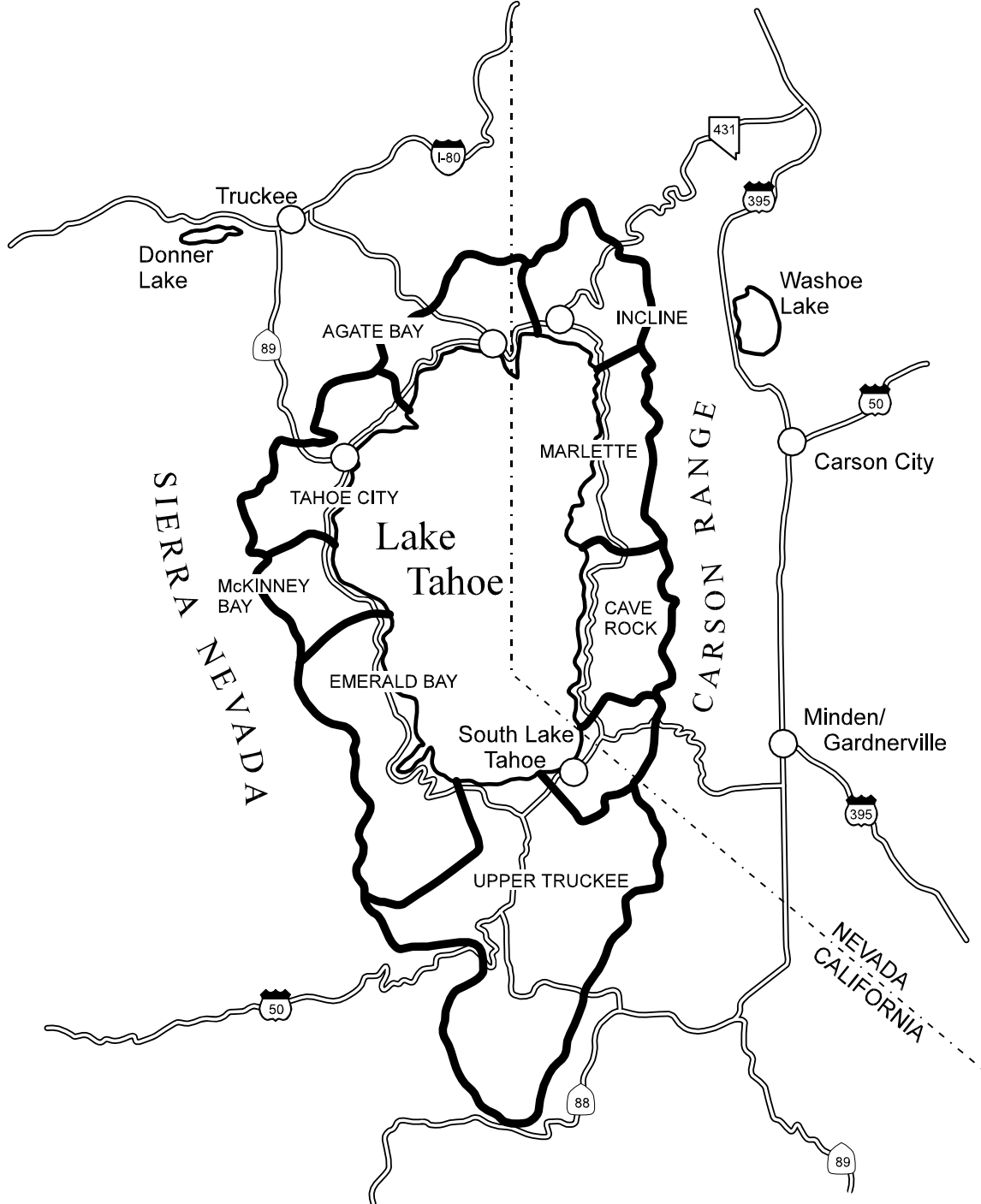
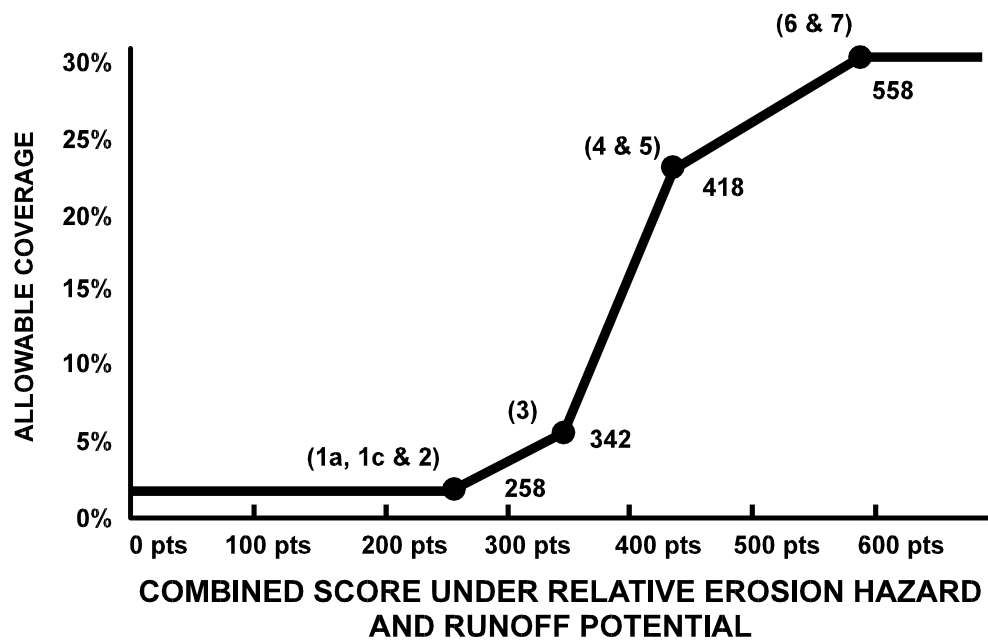


**Figure 5.4-1**  
**HYDROLOGICALLY RELATED AREAS**  
**Lake Tahoe Basin**



**Figure 5.4-2**  
**GRAPH FOR ALLOWABLE BASE LAND COVERAGE UNDER**  
**THE INDIVIDUAL PARCEL EVALUATION SYSTEM**



**Table 5.4-1**  
**CRITERIA FOR ASSIGNMENT OF CAPABILITY CLASSIFICATION**  
**TO LAKE TAHOE BASIN LANDS**

Capability Levels	Tolerance for Use	Slope Percent <sup>1</sup>	Relative Erosion Potential	Runoff Potential	Disturbance Hazards
7	Most	0-5	Slight	Low to Moderately Low	Low Hazard Lands
6		0-16	Slight	Low to Moderately Low	
5		0-16	Slight	Moderately High to High	
4		9-30	Moderate	Low to Moderately Low	Moderate Hazard Lands
3		9-30	Moderate	Moderately High to High	
2		Least	30-50	High	Low to Moderately Low
1a	30+		High	Moderately High to High	
1b	Poor Natural Drainage Fragile Flora and Fauna <sup>2</sup>				
1c					

<sup>1</sup> Most slopes occur within this range. There are however, many areas that fall outside the range given.

<sup>2</sup> Areas dominated by rocky and stony land.

**Table 5.4-2**  
**ALLOWABLE COVERAGE ON DIFFERENT**  
**CAPABILITY CLASSES**

Capability Class	Erosion Hazard	Allowable Impervious Surface Coverage (%)
7	Low	30
6		30
5		25
4	Moderate	20
3		5
2	High	1
1		1

**Table 5.4-3**  
**LAND COVERAGE TRANSFER LIMITS**

Category	Maximum Allowed Land Coverage	
Single Family Residential	The maximum land coverage allowed (base plus transfer) on a parcel through a transfer program shall be:	
	Parcel Size	Land Coverage
	0 - 4,000 4,001 - 9,000 9,001 - 14,000 14,001 - 16,000 16,001 - 20,000 20,001 - 25,000 25,001 - 30,000 30,001 - 40,000 40,001 - 50,000 50,001 - 70,000 70,001 - 90,000 90,001 - 120,000 120,001 - 150,000 150,001 - 200,000 200,001 - 400,000	base land coverage only 1,800 square feet. 20% 2,900 sq. ft. 3,000 sq. ft. 3,100 sq. ft. 3,200 sq. ft. 3,300 sq. ft. 3,400 sq. ft. 3,500 sq. ft. 3,600 sq. ft. 3,700 sq. ft. 3,800 sq. ft. 3,900 sq. ft. 4,000 sq. ft.
Single Family Residential in Planned Unit Developments	The maximum coverage allowed (base plus transfer) shall be up to 100 percent of the proposed building envelope but not more than 2,500 sq. ft. Lots in subdivisions with TRPA-approved transfer programs may be permitted with the coverage specified by that approval.	
Commercial Facilities in an Approved Community Plan	The maximum coverage allowed (base plus transfer) on an existing undeveloped parcel shall be 70% of the land in capability districts 4, 5, 6 and 7. For existing developed parcels, the maximum is 50 percent. Coverage transfers to increase base coverage up to 50% shall be at 1:1. Coverage transfers to increase coverage above 50% shall be at gradually increasing ratios, up to a maximum of 2:1.	
Tourist, Multi-Residential, Public Service, Recreation in an Approved Community Plan.	The maximum coverage (base plus transfer) shall be 50% of the land in capability district 4, 5, 6 and 7. Coverage transfer ratios to increase coverage to 50% shall be at 1:1.	
Other Multi-Residential	The maximum coverage (base plus transfer) shall be as set forth under Single Family Residential, above.	
Linear Public Facilities and Public Health and Safety Facilities	The maximum coverage (base plus transfer) shall be the minimum coverage needed to achieve their public purpose.	
Public Service Facilities Not in a Community Plan Area	The maximum coverage (base plus transfer) shall be 50 percent, provided TRPA finds there is a demonstrated need and requirement to locate the facility outside a community plan area, and there is no feasible alternative which would reduce land coverage.	